

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** March 30, 2016

**Applicant:** Bob Fretz, Fretz Constriction Company for Dan Zimmerman, owner

**Property:** 114 Main Street, Tract 2 & 3A, Block 15, Main Street Market Square. The property includes a historic five-story 20,000 square foot commercial building on Main St. The building is situated on a 4,200 square foot interior lot.

**Significance:** Contributing Italian Renaissance residence, constructed circa 1903, located in the Main Street Market Square Historic District.

**Proposal:** Alteration – Storefront

- Remove nonoriginal glass block and wood storefront.
- Install new wood and glass doors and transom windows in the same storefront opening.
- Door openings will have two swinging doors that will be 2'-4".
- Transoms will be 7'-6 ½"
- Remove the masonry square columns to expose historic round columns that flank the storefront
- Restore all windows by repairing any damaged or rotten wood and re-glazing windows if needed.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.  |



PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



**HISTORIC PHOTOGRAPH**



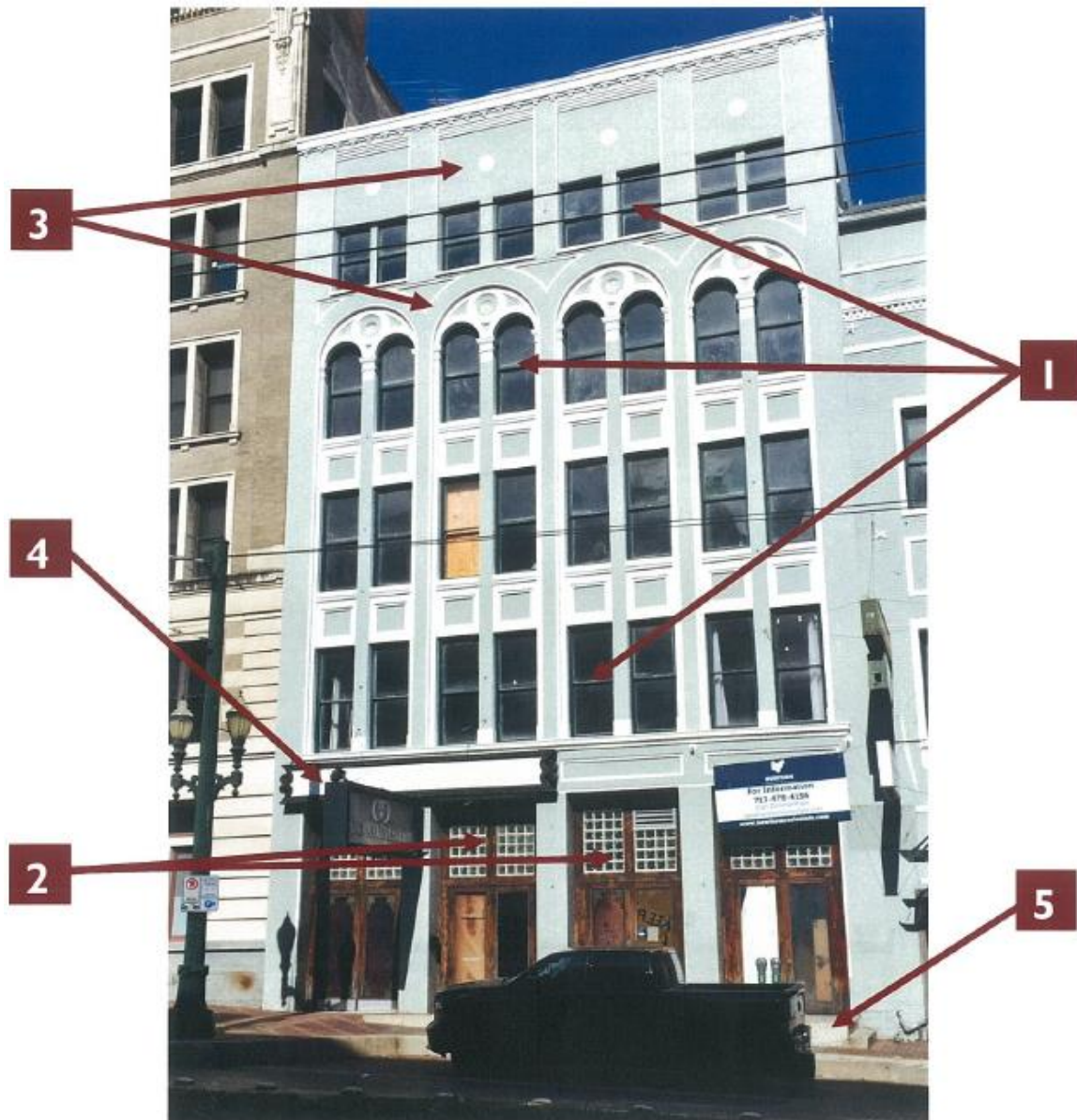
*Photo: Harris County Heritage Society*

Dorrance Building - 1929



**FRONT ELEVATION – FACING MAIN STREET**

**PROPOSED**



- 1) Existing original windows to have all rotted wood replaced; clean, prime and paint all windows to remain; re-glaze all windows to remain
- 2) Remove existing storefront and transom; replace with new wood storefront to match original as closely as possible
- 3) Research color for plaster façade; prep and install new coating
- 4) Retain existing blade sign frame and reuse
- 5) Retain original tile floor at entry

## FRONT ELEVATION – FACING MAIN STREET



A5 East Elevation



RENDERING

